

OWNERS CERTIFICATE

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS, Festus Madubuike and Maureen Ifem Madubuike are the owners of a tract of land situated in the Jesse Stiff Survey, Abstract No. 792, in Collin County, Texas and being all of Lots 66 and 67, Block B of WATERSTONE ESTATES SECTION I, as recorded in Volume R, Page 210, of the Map Records of Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeasterly corner of said Lot 66, same being the southwesterly corner of Lot 65, Block B of said addition, said corner also being in the northerly right-of-way line of Lake Breeze Drive;

THENCE North 82°43'29" West, along the northerly line of Lake Breeze Drive, passing a 1/2" iron rod found for the southwesterly corner of said Lot 66, same being the southeasterly corner of Lot 67, at a distance of 144.79' and continuing in all a total distance of 208.99' to a 1/2" iron rod found at the beginning of a non-tangent curve to the left, having a radius of 60.00', a central angle of 55°58'52" and a chord which bears, North 69°18'10" West, a chord distance of 56.32';

Thence along said non-tangent curve to the left, in a northwesterly direction, an arc length of 58.62' to a 1/2" iron rod found at the southwesterly corner of said Lot 67, same being the southeasterly corner of Lot 68 of said addition;

THENCE North 07°17'46" West, along the common line between Lots 67 and 68, a distance of 276.88' to a 1/2" iron rod found for the northwesterly corner of said Lot 67, same being the northeasterly corner of said Lot 68, and also being in the southerly line of Lot 83, Block B of said addition;

THENCE partly along the northerly lines of Lot 67 and Lot 66, the following courses and distances:

South 87°26'33" East, a distance of 120.75' to a 1/2" iron rod found for corner;

South 87°03'58" East, passing the northeasterly corner of said Lot 67, same being the northwesterly corner of said Lot 66 at a distance of 68.48' and continuing in all a total distance of 114.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner;

South 85°44'04" East, a distance of 99.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northeasterly corner of said Lot 66, same being the northwesterly corner of said Lot 65;

THENCE South 07°16'31" West, passing a 1/2" iron rod found for reference at a distance of 20.03' and continuing in all a total distance of 304.84' to the POINT OF BEGINNING and containing 2.001 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Festus Madubuike and, Maureen Ifem Madubuike are the sole owners of the above described property and do hereby adopt this replat designating the hereinabove described property as REPLAT LOT 66R, BLOCK B - WATERSTONE ESTATES SECTION I, in addition to Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the Collin County and all public utilities desiring to use or using same. All and any public utility and the Collin County shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements; and the Collin County and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Collin County.

WITNESS, my hand at Collin County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

By: \_\_\_\_\_ Festus Madubuike  
By: \_\_\_\_\_ Maureen Ifem Madubuike

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Festus Madubuike, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Maureen Ifem Madubuike, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas

REPLAT  
LOTS 66R, BLOCK B  
WATERSTONE ESTATES  
SECTION I

BEING A REPLAT OF  
Lot 66 and Lot 67, Block B of

LOTS 66R, BLOCK B  
WATERSTONE ESTATES  
SECTION I

(Vol. R, Page 210)

2.001 ACRES IN THE  
Jesse Stiff Survey, Abst. No. 792  
Collin County, Texas

Scale: 1" = 40' Date: October, 2010

Health Department Certification:

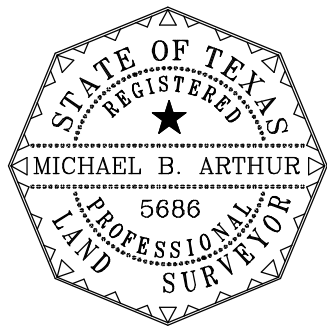
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative  
Collin County Development Services

Surveyor's Certificate

I, Michael B. Arthur, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found and or placed under my personal supervision.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



STATE OF TEXAS )  
COUNTY OF COLLIN )

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

NOTARY PUBLIC in and for the State of Texas



Flood Statement:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0285J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

Utility Service Providers:

Water Service provided by \_\_\_\_\_

Electric Service provided by \_\_\_\_\_

Telephone Service provided by \_\_\_\_\_

NOTES:

1. WATERSTONE ESTATES SECTION I IS NOT WITHIN ANY EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.
2. EACH LOT PURCHASER SHALL PROVIDE PRIVATE ON-SITE SEWAGE FACILITIES FOR EACH LOT OWNER'S NEEDS.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
5. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
6. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
7. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5686" UNLESS OTHERWISE NOTED.
8. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
9. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
10. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
11. COLLIN COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING CONSTRUCTION, ON SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
12. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
13. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 66 AND 67, BLOCK B INTO ONE LOT..
14. TREE REMOVAL AND LOT GRADING MAY BE REQUIRED ON INDIVIDUAL LOTS FOR ON-SITE SEWAGE FACILITY INSTALLATION AND/OR OPERATION.
15. A PORTION OF LOTS 2R AND 3 IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN:  
~ ANY OSSF THAT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN IS SUBJECT TO SPECIAL PLANNING REQUIREMENTS.  
~ A CERTIFICATE OF ELEVATION ESTABLISHING BASE FLOOD ELEVATION AND PROVING THAT THE FINISHED FLOOR WILL BE AT LEAST 1' ABOVE BASE FLOOD ELEVATION MUST ACCOMPANY ANY PERMIT APPLICATION FOR A STRUCTURE THAT IS PROPOSED TO BE LOCATED WITHIN THE CURVILINEAR LINE OF THE 100-YEAR FLOOD PLAIN.

This plat approved by the Collin County, Commissioners  
On \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Keith Self, Collin County Judge

OWNER - Lot 66 and Lot 67

Festus Madubuike and  
Maureen Ifem Madubuike  
6116 Vineyard Lane  
McKinney, Texas 75070  
(469) - 888-9141

SURVEYOR:

North Texas Surveying, LLC.  
Registered Professional Land Surveyors

1515 South McDonald St., Suite 110,  
McKinney, Tx. 75069  
Ph. (469) 424-2074 Fax: (469) 424-1997  
www.northtexasurveying.com

